

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

March 9, 2017 (6PM)

**7610 Hollister Ave, Goleta (Meeting Room)
(Subject to Board's Approval)**

Board members present: Craig Nicholson, Joe Mora, Howard Lange and Cathy Leyva

Homeowners present: Chris Hall Unit #351

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora.

Call to Order: Meeting called to order at around 6:01PM

Owners Requests: Ms. Hall has complained many times in the past about units that have washer and dryers too big for their enclosure causing the unit occupants to leave the enclosure doors open which is unsightly. And that there was also a unit with an unsightly broken screen door that should be fixed. The board agreed that owners should find machines that fit the enclosure and will send out letters to violators. The owner with the broken screen will also be notified to fix the screen. Owner also asked about pressure washing the buildings to keep clean and maintained but the board responded that Goleta is still in a Stage 3 drought and would need to investigate if Goleta Water District would allow.

Approval of Prior Meeting Minutes Joe motioned to approve the prior minutes (2/9/17), Howard seconded. Unanimous.

Landscape Report: Joe reported that crew is still cleaning up damage from the recent storms. Big Eucalyptus tree between 7610 and 7628 was trimmed and relieved of weight by Action Tree. Enviroscaping is also cleaning clogged drains and continuing with regular maintenance. Storms revealed drainage issue coming off Elwood Elementary school and Joe proposed a swale extension to help control water and direct it to Hollister Ave. as opposed to the 7630 building, Cathy motioned to install swale extension by 7630 for \$2,700. Howard seconded (Joe abstained). Unanimously approved.

Treasurer's Report

	February 2017	YTD
Total Income	\$65,647.46	\$131,657.46
Op. Expenses	50,847.70	66,746.55
Reserve Expenditures	00.00	00.00
Total Expenditures	50,847.70	66,746.55
Transfer to Reserve	14,799.76	64,910.91
Transfer from Reserve	00.00	00.00
Balance in Savings	\$ 2,339,296.52	
Due from Unit Owners	\$ 14,207.64	
Total Assets	\$ 2,358,504.16	

Operating Expenses are about 2%+ below on cash basis

Treasurer's Report unanimously accepted (Joe moved & Cathy seconded).

Tax returns and audit given to Board.

Vendor Evaluation: Smittys Towing seems slow at responding when called to tow.

Old Business:

- a. Updating governing documents: in progress.
- b. Receipts from slab leak in #254: none received.
- c. 7632 #347 front door: no show, Joe motioned to decline request citing precedent that previous owners were denied similar request. Cathy seconded. Unanimously passed.
- d. Sidewalk repair: Cathy motioned to accept proposal for sidewalk repair around 7624 building and pool area for \$8,400. Howard seconded, Joe abstained. Passed.
- e. Home roof bid: Cathy motioned to accept proposal from Home Roofing for \$3,250 for sealing all 59 chimney caps with vent pipes and \$1,950 for the clearing of debris of roof penetrations including chimneys and seal pipe flashings as needed for a total of \$5,200. Howard seconded. Unanimous passed.
- f. Vacancy on board: put in newsletter
- g. Roofs/Gutters: being cleaned, Cathy concerned they aren't being done by Merit Cleaning.
- h. Siding repairs pending weather #332 and #335.

- i. Front Gate motor for entry and exit: Consolidated proposal (\$11,118 for entry & exit and \$2,785 for diamond mesh and safety eye). Tabled.

New Business

- a. Leak from #354 to #254- between owners.
- b. #112 broken water line between meter & unit: owner no show.
- c. Responses to owners correspondence: James usually has verbal conversation before email conversation.
- d. Recording Liens: #107 & #226. Joe motioned to process lien for balance due. Howard seconded. Unanimous approved.
- e. Other items to be put on next month agenda:

Next Meeting 4/13/17 at 6PM, at 7610 meeting room.

Meeting adjourned at 7:40 PM

Submitted by Matt Mora, Scribe.